

MEMORANDUM

MAY 23, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION RE-USE PARCEL SE-53/
611 TREMONT STREET

Summary: This memorandum requests that the Authority tentatively designate Angel Medina as redeveloper of Re-use Parcel SE-53 in the South End Urban Renewal Area.

Parcel SE-53 is a mixed-use, four-story brick building on approximately 1,760 square feet of land located at 611 Tremont Street in the South End Urban Renewal Area, Project No. Mass. R-56.

The Authority readvertised the building for sale and rehabilitation, on October 7, 1983. Of the proposals submitted, Angel Medina's proposal best meets our criteria for selection, as he was displaced by renewal activities in the South End Urban Renewal Area.

Angel Medina, a south end resident, has submitted a proposal which calls for the rehabilitation of 611 Tremont Street into four residential units, one of which will be owner-occupied and the others as rental units. Financing for this project will be obtained from a private lending institution.

Once designated as a tentative redeveloper, Angel Medina will submit final working drawings which will conform with the Authority's Standards and Guidelines, and with the South End Urban Renewal Plan.

I, therefore, recommend that the Authority tentatively designate Angel Medina as redeveloper of Re-use Parcel SE-53, located at 611 Tremont Street in the South End Urban Renewal Area.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-53
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Angel Medina has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-53 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Angel Medina be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-53 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-53 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



Parcel SL-53/611 Tremont St.

NAME Angel Medina
ADDRESS 1 Paseo Boriken, Boston MA
TELEPHONE NO. 262-4077 02118

LETTER OF INTENT

SUBJECT: REHABILITATION OF BUILDING AT 611 Tremont Street
SOUTH END URBAN RENEWAL AREA, BOSTON, MASSACHUSETTS

Dear Sir:

I am interested in rehabilitating the above-mentioned building at 611 Tremont Street in the South End Urban Renewal Area, Boston, Massachusetts.

If selected by the Boston Redevelopment Authority as developer of the property, I intend to accomplish the following:

1. To rehabilitate the subject building substantially in accordance with the suggested General Rehabilitation Guide and controls contained in the Developer's Kit. (If the developer intends to deviate from the suggested rehabilitation in any substantial way, design drawings prepared by an architect must be submitted with the proposal and this statement should be modified accordingly.)
2. To work with the COMMUNITY in making housing accommodations available to community residents.
3. I am aware that Section 312 financing may not be available and that it may be necessary for me to obtain an alternative means of financing the proposed rehabilitation. I am, therefore, willing and able to carry out the proposed rehabilitation using conventional financing.
4. To retain John Sharrat as architect for the proposed rehabilitation. The contractor will be Pioneer Woodworking Company.
5. Upon conveyance of the property construction will commence within 3 months and be completed within 12 months thereafter.

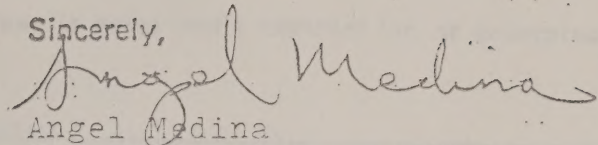
Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I & II, and statements from my financial institutions indicating my financial resources. The Public Disclosure Forms include the following:

Proposed number of dwelling units:	<u>4 apartments</u>
Estimated cost of rehabilitation per dwelling unit:	<u>\$30,000 per apartment</u>
Total estimated cost of rehabilitation:	<u>\$120,000</u>
Source and amount of equity funds:	<u>\$47,389</u>
Projected monthly rent per apartment:	<u>\$450.00</u>

Projected montly rent per comm: bl space:

N/A

Sincerely,



Angel Medina

Name of Developer

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Angel Medina
- b. Address and ZIP Code of Redeveloper: 1 Paseo Boriken #208, Boston, MA 02118
- c. IRS Number of Redeveloper: N/A
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South End Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

611 Tremont Street
Boston, MA

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of N/A

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N/A

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, its officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$ 120,000
- b. Cost per dwelling unit of any residential redevelopment \$ 30,000
- c. Total cost of any residential rehabilitation \$ 20,000
- d. Cost per dwelling unit of any residential rehabilitation \$ 30,000

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
2 bedroom unit 1,00 sq. ft.	\$ 450	N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:
Utilities included in the rent are: heat and hot and cold water

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:
Stoves, refrigerators, garbage disposals.

CERTIFICATION

I (We), Angel Medina

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: Oct 31, 83

Dated: _____

Angel Medina
Signature

Signature

1 Paseo Bonifacio
Address

Address

Boston, MA.
City and ZIP Code

City and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, or the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Dept. of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Angel Medina

b. Address and ZIP Code of Redeveloper: 1 Paseo Boriken #208, Boston, MA 02118

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South End Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA
is described as follows:

611 Tremont Street
Boston, MA

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of October 31, 1983, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Total assets \$ 47,389 - a certified statement will be submitted upon request if designated as developer.

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land: Conventional financing from a local bank will be provided.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed project:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

First National Bank of Boston
100 Federal Street, Boston, MA 02109

\$ 22,534.74
6857.73

Federal Credit Union - 1 Paseo Boriken, Boston, MA

\$ 5955.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

N/A

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

N/A

\$

\$

7. Names and addresses of bank references:

First National Bank of Boston
100 Federal Street, Boston, MA 02109

Federal Credit Union
1 Paseo Boriken, Boston, MA

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 3.5, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

NONE

capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NO

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper has been the redeveloper, or a substantial officer, director or trustee, or partner of such redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

N/A

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

N/A

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

N/A

\$

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4c) are attached hereto and hereby made a part hereof as follows:

See attached statement

CERTIFICATION

I (We) Ansel Medina

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: Oct 31, 83

Dated: _____

Ansel Medina
Signature

Signature

1. Pusey Bonken
Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department or agency of the United States Government.



BANK OF BOSTON
THE FIRST NATIONAL BANK OF BOSTON

BANKING STATEMENT

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MR ANGEL MEDINA
1 PASEO BORIKEN
BOSTON MA 02118

OUR INVESTMENT RATES ARE
AS SOLID AS BANK OF BOSTON.
FOR LATEST RATES CALL OUR
RATELINE, 1-800-882-1316,
TOLL-FREE FROM MASSACHUSETTS.

869-54505

STATEMENT DATE	ACCOUNT NO.	ACCOUNT TYPE	PREVIOUS BALANCE	DEPOSITS & CREDITS	CHECKS, WITHDRAWALS, CHARGES	NEW BALANCE
10/19/83	869-54505	NOW	7,142.21	29.02	313.50	7,057.73

ACCOUNT 869-54505 TRANSACTIONS

***** PLEASE NOTE YOUR NEW ACCOUNT NUMBER IS 869-54505; FORMERLY, IT WAS 869-5450. *****

CHECK NO.	AMOUNT	DATE	CHECK NO.	AMOUNT	DATE	DATE	BALANCE
413	30.00	10/06	414	100.00	9/28	9/28	7,142.21
415	25.50	10/04	416	158.00	10/05	10/04	7,014.71
DEPOSITS AND CREDITS TO NOW						10/05	6,856.71
						10/06	6,827.71
						10/19	6,857.73

19 29.02 NOW INTEREST

PROTECT YOURSELF - NEVER GIVE YOUR BANKING CARD PERSONAL
IDENTIFICATION CODE (PIC) TO ANYONE, NOT EVEN SOMEONE
FROM THE BANK.

FINANCE CHARGE	ANNUAL PERCENTAGE RATE	DAILY PERIODIC RATE	ON PRINCIPAL BALANCE OF	PRINCIPAL BALANCE	FINANCE CHARGE	NEW BALANCE OUTSTANDING	CREDIT LINE	FINANCE CHARGE
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BANK OF BOSTON
THE FIRST NATIONAL BANK OF BOSTON

FIRST RATE STATEMENT

9/24

MR ANGEL MEDINA
1 PASEO BORIKEN
BOSTON MA 02118

MAKE FIRST RATE ACCOUNT
DEPOSITS BY MAIL TO
P.O. BOX 1857, BOSTON 02105.

663-69448

STATEMENT DATE	ACCOUNT NO.	ACCOUNT TYPE	PREVIOUS BALANCE	DEPOSITS & CREDITS	CHECKS, WITHDRAWALS, CHARGES	NEW BALANCE
9/27/83	663-69448	FIRST RATE	22,347.39	187.35	.00	22,534.74

FIRST RATE ACCOUNT 663-69448 TRANSACTIONS

***** PLEASE NOTE YOUR NEW ACCOUNT NUMBER IS 663-69448; FORMERLY, IT WAS 663-6944. *****

DATE	AMOUNT	DEPOSITS AND CREDITS TO FIRST RATE	DATE	BALANCE
9/27	187.35	INTEREST PAYMENT	9/27	22,534.74
	INTEREST RATE	9.000 % FROM 9/27/83 THRU 10/03/83		
	INTEREST RATE	9.000 % FROM 9/20/83 THRU 9/26/83		
	INTEREST RATE	9.000 % FROM 9/13/83 THRU 9/19/83		
	INTEREST RATE	9.000 % FROM 9/07/83 THRU 9/12/83		
	INTEREST RATE	9.000 % FROM 8/30/83 THRU 9/06/83		
	INTEREST RATE	9.000 % FROM 8/23/83 THRU 8/29/83		

IF YOU HAVE QUESTIONS REGARDING STATEMENT ERRORS AFFECTING YOUR ELECTRONIC TRANSFERS, CALL (617) 929-6741 OR WRITE TO THE FIRST NATIONAL BANK OF BOSTON, P.O. BOX 1826, BOSTON, MA 02105. IF YOU HAVE QUESTIONS REGARDING OTHER STATEMENT ERRORS, CALL (617) 929-6741 OR WRITE TO: THE FIRST NATIONAL BANK OF BOSTON, P.O. BOX 2016, BOSTON, MA 02106.

TO VERIFY DIRECT DEPOSITS TO YOUR FIRST RATE ACCOUNT, CALL (800) 532-9925 Toll-Free from within Massachusetts or (617) 929-6151 from any location.
(Direct deposits include payments made directly to your account by a third party, such as your employer or a government agency, such as Social Security.)

All items are received by this Bank for purposes of collection. All credits for items are provisional.

SOC SEC NO
TAX IDENT NO

1 2 3 4 5 6 7 8 9 10 11 12

SOUTH END FEDERAL CREDIT UNION

ACCT. NO 0140

INSURANCE
EXPIRATION
DATE

CREDIT UNION

NAME

ADDRESS

Angel Y. Medina

INDIVIDUAL SHARE AND LOAN LEDGER

DATE	POST REF.	SHARES LEDGER				LOANS LEDGER					LATE CHARGE
		PAID IN	WITHDRAWN	BALANCE	FULL SHARES	NOTE NO.	AMOUNT LOANED	INTEREST PAID	PRINCIPAL PAID	BALANCE	
1/19/53			100	5605-							
2/2/53		135 -		5640.							
2/2/53		180		5740.							
2/8/53			50 -	5690-							
2/9/53		60 -		5750							
1/9/53		135 -		5885.							
2/3/53		135.		6020.							
4/23			100 -	5920-							
2/7/53		135.		6055.							
2/24/53			100	5955							

NOTE RECORD

COSIGNER ON NOTES OF OTHERS

DATE LOANED	AMOUNT	DATE OF FIRST PAYMENT	AMOUNT OF INSTALLMENT	INSTALLMENT DUE EACH	COSIGNERS	OTHER SECURITY	DATE	NOTE NO.	ACCT NO	AMOUNT	DATE PAID
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Had 63 died.



STATE — BOSTON RETIREMENT SYSTEM ANNUITY SAVINGS FUND

STATEMENT OF MEMBER'S ACCOUNT FOR THE YEAR ENDING 1982

SOC. SEC. NO. 543-05-1120

MEDINA ANGEL

DEPT/DIV 4000

IT IS IMPORTANT THAT
YOUR BENEFICIARY IS UP
TO DATE. IF A CHANGE IS
NECESSARY PLEASE WRITE
TO THIS OFFICE AT ONCE.

	DEDUCTIONS AND INTEREST AFTER JANUARY 1, 1946	DEDUCTIONS AND INTEREST PRIOR TO 1/1/46 INT. RATE 3%	TOTAL
ACCUMULATED BALANCE AS OF 1-1-82	5809.07		
INTEREST RATE 8.4%	496.36		
RETIREMENT DEDUCTIONS FOR YEAR 1982	925.09		
BALANCE DEC. 31, 1982	7380.52		7380.52

IF YOU HAVE ANY QUESTIONS RELATIVE TO THIS STATEMENT,
NOTIFY IN WRITING, BOSTON RETIREMENT BOARD, RM. 241,
BOSTON CITY HALL.

(OVER)



BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

Date August 2, 1976

Angel Medena
53 Pembroke St. Apt.2
Boston, Massachusetts. 02116

Dear Sir or Madam:

Pursuant to Chapter 79, Section 3, of the Massachusetts General Laws, which states in part:

"If the person in possession of property which has been taken in fee, or in which an easement has been taken by eminent domain under this Chapter refuses to permit the body politic or corporate by which the taking was made to enter thereon and take possession thereof or to exercise its rights under the taking after thirty days' notice in writing sent to him by registered mail or posted upon the property so taken or in which an easement has been so taken, the board of officers having the discretion and control of the public improvement in connection with which the taking was made may issue its warrant to the sheriff of the county in which the property is situated or to his deputy, directing him to make entry on the property so taken and to take possession thereof or of the easement therein which has been taken, on behalf of said body politic or corporate, and such sheriff or his deputy shall forthwith execute said warrant, using such force as he may deem necessary for the purpose."

you are hereby notified that the Boston Redevelopment Authority has, pursuant to an Order of Taking filed in Suffolk Registry of Deeds on 11-27-74 taken in fee the property situated at 53 Pembroke St. Apt.2, Boston, Mass.02116 which you now occupy.

You are therefore further notified to quit, vacate and deliver up possession of said property upon the expiration of thirty days after receipt by you of this notice.

Very truly yours,

Kane Simonian
Kane Simonian
Executive Director

KS:C